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Association of Bay Area Governments

Hotel Claremont • Berkeley, California 94705 • (415) 841-9730

July 21, 1981

TO: City and County Planning Directors, Regional Agencies and Interested Persons

FM: Supervisor Joseph P. Bort, Chair
Regional Planning Committee

RE: Proposed Amendments to the Regional Plan, Initial Study and Impact Assessment

Enclosed for your review and comment are proposed amendments to ABAG's Regional Plan, the Initial Study and Impact Assessment for:

- o Economic Development--Implementing Actions for Objectives and Policies approved by the General Assembly in December 1980.
- o Energy --Objectives, Policies and Implementing Actions
- o Regional Strategies --Updating of Urban Development and Open Space Strategies; Deletion of New Communities Strategy approved by General Assembly in July 1970.

The schedule for review and approval offers the following opportunities for comment on the proposed amendments:

- o Regional Planning Committee--Public Discussion and Approval

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY August 5, 1981--1:30 p.m., Hotel Claremont Berkeley

- o Executive Board--Public Hearing and Approval

JUL 22 1981

September 17, 1981--7:30 p.m., Hotel Claremont Berkeley

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- o General Assembly--Discussion and Adoption

October 24, 1981--9:00 a.m., Santa Rosa

We are advising City Councils and Boards of Supervisors that the proposed amendments are being sent to all Planning Directors. Please be sure that Councils and Boards have the opportunity to review Planning Department comments before the October 24 General Assembly when the amendments are scheduled for adoption.

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[ABAG]

July 1, 1981

TO: Regional Planning Committee
FM: Yvonne San Jule, Principal Regional Planner
RE: Proposed Amendments to Regional Plan Strategies for Urban Development, New Communities and Open Space

Regional Strategies are unified sets of actions that implement multiple objectives contained in the Housing, Economic Development, Environmental Quality, Safety, Recreation and Transportation chapters of the Regional Plan--1980. ABAG's Strategies represent the vision of local decision makers in the late 1960s about how they wanted their region to grow in the next twenty years.

While the basic principles of the city-centered concept and the open space strategy are just as valid today as they were ten years ago, those first Bay Area regional planners could not foresee what was to come in the next decade, just ended: the growing jobs/housing imbalance, energy shortages, inflation, Propositions 13 and 4. Neither did they anticipate the complexities to be faced in improving environmental quality, safeguarding resources, and protecting against natural disasters while meeting the region's needs for housing to keep pace with commercial and industrial development.

Since 1970, in approving more specific Regional Plan elements for Housing, Economic Development, Environmental Quality, Safety, Recreation and Transportation to deal with these emerging issues, Bay Area local governments have added to the Regional Plan 110 objectives, policies and associated actions supporting the city-centered concept of regional growth and 49 encouraging preservation of the regional open space system.

The proposed amendments respond to this detailing of regional policy and are intended to bring these strategies up to date as guides for regional development and open space protection in the 1980s. There are two types of amendments:

1. New policies or additional wording reflecting policies adopted (or proposed to be adopted in 1981) by ABAG's member governments. Proposed additions are underlined.
2. Deletions of strategies or wording that have been superseded by actions of the Executive Board or General Assembly since 1970. Proposed deletions are crossed out.

Reasons for the proposed additions or deletions are stated in the Recommendations for each of the three strategies.

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URBAN DEVELOPMENT STRATEGY--Proposed Amendments

1. The Bay Area and its communities should be organized into a City-Centered Region.
2. Accordingly, urban growth in the region should be guided into or around existing or-new communities in accordance with the broad framework proposed in this Plan.
3. Communities should evolve through the organizing and strengthening of existing developed parts of the region, and-through addition-of-planned-new-communities. Open space should be selectively acquired or reserved through development rights for the purposes of shaping and serving urban growth in accordance with the policy for a City-Centered Bay Region.
4. Living, working and shopping within the same community should be planned and promoted by all levels of governments and the private sector. To make this possible, a wide range of well-serviced residential units convenient to urban centers of employment will be required. The need for long commuting should be reduced.
5. Each community should center around a core of intense activity where commercial, governmental, cultural, recreational, health and educational services are provided.
6. Urban development should be organized to promote communities of sufficient scale to attract and support a wide range of convenient services and facilities and to provide focal points for wider regional identification.
7. Policies for open space, water, sewer, transportation and housing should be coordinated to guide the timing, location, and intensity of growth, and wherever necessary, the limits of urban development.
8. Controlled development areas should be located around the urban fringe of each community to provide, if needed, holding zones to permit the orderly extension of urbanization, or-the-creation-of-new-communities. Land scheduled for early use should be released in units of neighborhood size or larger, and unified planning and design concepts should be applied in order to prevent wasteful, unattractive, and ecologically damaging scattered development.
9. Urban activities should generally not occur in lands identified as areas of critical environmental concern; if they do occur in these areas they should be designed to protect such areas.
10. Existing community centers which are becoming blighted should be rebuilt through coordinated policies and programs at all levels of governments. This rebuilding should involve both public and private interests.
11. Programs to strengthen, revitalize and expand Bay Area communities should be consistent with adopted policies to improve and maintain air and water quality and solid waste management and to manage natural resources, including water and energy.
12. Programs to strengthen, revitalize and expand Bay Area communities should include measures to prevent or mitigate potential loss of life or property damage due to natural disasters.
13. Legislation should be encouraged by which to guide regional patterns of growth and development.
14. The Association should develop the regional fiscal and development plans and programs needed to assist in the evolution of strong community centers.

RECOMMENDATIONS--URBAN DEVELOPMENT STRATEGY

- (1) Delete references to "New Communities" to reflect Executive Board decision that new growth should take place through organizing, strengthening and expanding existing communities (in accepting New Communities study, September 1971).
- (2) Add wording to policy 7 corresponding to Housing policies adopted January 1978 and Economic Development policies adopted December 1980.
- (3) Add policies 9, 10, and 11, reflecting, respectively:
 - o Critical Areas policies adopted in May 1976.
 - o Environmental Management Plan policies for Air and Water Quality, Water Supply and Solid Waste adopted in June 1978, and Energy policies proposed for approval in October 1981.
 - o Earthquake Safety policies adopted in May 1978 and Flooding policies adopted in March 1981.

B. NEW COMMUNITIES

1. All levels of government should foster and assist in the development of entirely new planned communities or the planned expansion of some existing small settlements into new communities. The plans for these new communities should support the objectives for a city-centered Region. When fully developed, they should contain at least 100,000 people and should provide employment opportunities in proportion to the number of resident workers. New communities should be served by regional rapid transit and freeway facilities. Sites for this kind of development should be reserved at an early date.

(Regional Plan 1970:1990)

RECOMMENDATIONS--NEW COMMUNITIES STRATEGY

- (1) Delete this strategy--superseded by Executive Board action cited under Urban Development Strategy.

C. OPEN SPACE

1. Planning and management of the regional open space system is a prime responsibility of the Association.

The region should, in anticipation of future needs, secure the public open space that is needed while it is available.

First priority should be given to securing open space within and immediately around the urbanized space as depicted in the Regional Plan diagram areas.

2. Open space should be planned and managed to serve more than one function at the same time. These functions include managed resource production; natural and human resources preservation; human health, welfare and well-being; public safety; intraregional communication and service corridors, and open space reserves (to maintain future Options) and city-forming purposes.

3. Land preserved in open space for future controlled urban development should be released beyond 1990 as development pressure grows. The extent of the pressure should be determined at the local and regional levels. This land should be left in open uses for as long as possible or be included as part of the permanent open space system.

4. The Association should continue its development of open space policies through a continuing inventory, analysis, and evaluation of open space resources and needs.

RECOMMENDATIONS--OPEN SPACE STRATEGY

- (1) Delete reference to "Regional Plan diagram." (in 1970 Regional Plan)
- (2) Use of undeveloped areas to help shape urban growth is a function of the Urban Development Strategy and should be deleted here. The Open Space Strategy is concerned with preservation from urbanization of critical areas that serve more important functions as open space.

[ABAG]

DT: June 22, 1981

TO: Members of the Regional Planning Committee

FR: Linda Morse

RE: Regional Energy Policies and Implementing Actions

Regional Energy Goal Statement

The regional energy goal, as revised and adopted by the RPC at the May 6th meeting, reads as follows:

To reduce energy consumption through energy efficiency, and to develop alternative renewable energy sources and conventional energy sources, when consistent with economic feasibility and environmental quality in the Bay Area.

Regional Energy Policies and Implementing Actions

At its May 6th meeting the RPC gave initial approval to five energy objectives for the region. These objectives were derived from key energy issues identified early in the work of EPAC and formed the basis for the policy development work. Implicit in the wording and order of the objectives are priorities in energy planning for the Bay Area. Objective #1 sets energy efficiency as the first priority; reducing energy demand through efficient use of energy is most important for Bay Area residents. Recognizing that even with reduced demand new energy supply will be

required, the Committee suggested that development of renewable energy resources should be given increased importance. This is Objective #2. Finally, Objective #3 contains the acknowledgement that non-renewable energy development is likely to be required, but should be done only in conjunction with programs for energy efficiency and development of renewable energy resources. Objectives #4 and #5 propose that energy planning and development be done in an equitable and environmentally sound manner. The energy policies detail these objectives; the implementing actions recommend public and private sector activities to put these policies into effect. These policies and actions highlight the high degree of cooperation and participation by many entities that is required to move toward regional energy objectives. They also are written with the knowledge and the explicit mention, where appropriate, of the many effective efforts already underway in the Bay Area.

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POLICIES	IMPLEMENTING ACTIONS
<p>1.1 Reduction of Energy Consumption in Structures</p> <p>The Bay Area should actively work to reduce electricity and natural gas consumption in new and existing structures through cost effective measures (baseline is date on which policies are incorporated into Regional Plan).</p> <p>a) Residential Sector - New Housing</p> <p>Where appropriate local climatic conditions exist, future housing in the Bay Area should be designed and constructed to provide energy efficiency at least as great as the proposed revised California Energy Commission residential standards (60 percent more energy efficient in space heating and cooling than pre-1975 housing, as proposed by the Commission Building Standards Committee, April 1981).</p> <p>b) Residential Sector - Existing Housing</p> <p>The Bay Area should strive to reduce total energy use to the maximum extent possible in existing pre-1975 housing units, consonant with economic feasibility by 1983.</p>	<p>ABAG SERVICE</p> <ol style="list-style-type: none">1. ABAG will advise and assist member governments in the preparation and adoption of local energy policies and elements to guide energy conservation.2. ABAG will advise and assist member governments in devising and adopting programs that promote energy efficiency in new and existing housing.3. ABAG will disseminate information through workshops and conferences, and maintain a resource library on programs and strategies for reducing energy use in buildings, particularly residential structures. <p>ADVOCACY</p> <ol style="list-style-type: none">1. ABAG will advocate State and Federal programs to assist local governments in achieving high levels of energy efficiency in new construction and in existing buildings.2. ABAG will advocate State and Federal legislation that supports local action in energy conservation.3. ABAG will support utility audit and financing programs that achieve, and go beyond where possible, the California Energy Commission and California Public Utilities Commission goals for energy conservation in existing housing. <p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none">1. Local governments should develop and adopt local energy policies that guide energy conservation efforts and that are consistent with other local objectives, such as housing and economic development.2. Local governments should train local planning and building inspection personnel in enforcement of state energy efficiency standards for new construction.3. Local governments should devise retrofit programs for existing housing to promote the installation of basic conservation measures, in cooperation with utilities, as appropriate.4. Local governments should support utility programs for retrofit of existing housing with energy conservation measures and for financing of such measures.5. The California Energy Commission and the California Public Utilities Commission should promote the retrofit of existing housing with energy conservation measures.

POLICIES	IMPLEMENTING ACTIONS
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RECOMMENDATIONS - PRIVATE SECTOR

1. The building industry should actively design, construct, and market energy efficient homes that, in addition to complying with State standards for energy efficiency, take maximum advantage of local conditions to further improve the energy efficient performance of new housing.
2. The home building industry should strive to design and construct energy efficient homes that minimize first cost and maximize long-term energy savings.
3. Pacific Gas and Electric, in cooperation with local governments and community-based organizations, should expand their training programs for energy and solar auditors in order to increase their own and the communities' capability to provide auditing services; and local governments should take more advantage of existing and new programs.
4. Lending institutions should shift their eligibility assessment practices to take into account the benefit of long-term savings on utility bills.
5. Lending institutions should make consumers aware of financing options available when buying a new energy efficient home.
6. The real estate industry should work cooperatively with utilities to develop information on the energy efficient performance of homes, including estimates of expected monthly utility payments for home operation, and should provide this information to prospective home buyers.

c) Commercial and Industrial Sectors

Existing energy conservation programs aimed at reducing energy use in new and existing commercial and industrial buildings and facilities should be continued and new programs undertaken wherever possible. Where conditions allow, reductions in consumption should be greater than the California non-residential sector objectives (20 percent improvement in energy efficiency in the nonresidential sector by 1985 over 1979 levels, as directed in AB 3539 (Mello) in September, 1978).

ABAG

SERVICE

1. ABAG will disseminate information and maintain a resource library on programs and strategies for reducing energy use in buildings, including commercial and industrial structures, as resources allow.

ADVOCACY

1. ABAG will advocate State and Federal programs to assist local governments in achieving high levels of energy efficiency in new construction and existing buildings, including commercial and industrial.

RECOMMENDATIONS - PRIVATE SECTOR

1. Commercial and industrial establishments should undertake energy conservation programs in their buildings and facilities, including designation of an energy manager.

POLICIES	IMPLEMENTING ACTIONS
<p>d) Governmental and Institutional Sectors</p> <p>Energy conservation measures and programs aimed at reducing energy use in governmental and institutional buildings, facilities, and operations should be initiated.</p>	<p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Public agencies and institutions with buildings and facilities in the Bay Area should implement cost-effective internal energy conservation measures, such as programs for streetlight conversion, energy audits, lighting, traffic signals, and insulation, and should specifically assign responsibility for implementation.
<p>e) Site Planning</p> <p>Land development and subdivision regulations should be modified to encourage functional and energy efficient street, site and building design with consideration for innovative technologies.</p>	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none"> 1. ABAG will advise and assist member governments in reviewing local codes and ordinances for possible revision to promote energy efficient subdivision and land development practices. <p>REVIEW</p> <ol style="list-style-type: none"> 1. In its plan and project review function, as resources allow, ABAG will comment on the extent to which energy efficient land development and subdivision practices are used in plans, projects and applications. <p>RECOMMENDATIONS - PRIVATE SECTOR</p> <ol style="list-style-type: none"> 1. In the land development and subdivision planning process, the building industry should incorporate principles of functional and energy efficient street, site, and building design, also providing opportunities for innovative technologies.

POLICIES	IMPLEMENTING ACTIONS
<p>1.2 Reduction of Energy Consumption in Transportation</p> <p>Consumption of non-renewable energy in the transportation sector should be reduced, taking into consideration the associated costs and benefits.</p> <p>a) Regional Transportation System</p> <p>The regional transportation system should be designed as an energy efficient multi-modal system that promotes maximum use of alternatives to the private automobile.</p> <p>b) Land Use and Transportation</p> <p>Regionwide development patterns should be planned to reduce automobile travel. Local and regional programs for land use and urban services should emphasize:</p> <ol style="list-style-type: none"> 1) Providing opportunities to locate new housing and jobs closer together and to improve the balance of housing and jobs 2) Increasing the permitted densities of new development 3) Promoting appropriate mixed use development, such as residential, commercial, and industrial. 	<p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. The Metropolitan Transportation Commission should aggressively pursue transit planning, highway improvements, and other transportation alternatives that promote maximum energy efficiency in the regional transportation system. <p>ABAG REVIEW</p> <ol style="list-style-type: none"> 1. In its plan and project review function, as resources allow, ABAG will comment on the extent to which local plans for new development comply with the following criteria: <ul style="list-style-type: none"> o Development restricted to land within urban service areas where urban services exist or are committed in capital improvement programs o Development that promotes a balance of jobs and housing through compatibly mixed land use. o Infill development in urbanized areas o Higher density development within urban service areas. <p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Local governments should plan new development to be energy efficient through the following means: <ul style="list-style-type: none"> o Development restricted to land within urban service areas where urban services exist or are committed in capital improvement programs o Development that promotes a balance of jobs and housing through compatibly mixed land use. o Infill development in urbanized areas o Higher density development within urban service areas.

POLICIES	IMPLEMENTING ACTIONS
<p>c) Liquid Fuels Conservation in Transportation</p> <p>Conservation of liquid fuels in business, industry, institutions, and governmental agencies should be practiced through driver efficiency, ridesharing and vanpooling, and vehicle fleet management and maintenance, and traffic system management.</p>	<p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Public agencies with offices and facilities in the Bay Area, including local governments, regional, state, and federal agencies, should design and implement programs to conserve liquid fuel use in their own activities. 2. Public agencies with vehicle fleets should assess the potential of using alternative fuels. <p>RECOMMENDATIONS - PRIVATE SECTOR</p> <ol style="list-style-type: none"> 1. Private business and industry should institute driver efficiency, ridesharing and vanpooling, and vehicle fleet management programs to conserve liquid fuels in their own operations and should specifically assign responsibility for implementation.
<p>d) Conservation in Air Transport</p> <p>The Bay Area should conserve liquid fuels in aviation and airport access through improved airplane scheduling and use of energy efficient aircraft and through increased use of transit to the airports.</p>	<p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. ABAG and MTC should implement actively the Regional Airport Plan programs, in cooperation with the airports, airlines and transit operators, aimed at reducing fuel consumption, through such means as employee ridesharing, preferential transit access, and airline scheduling.

POLICIES	IMPLEMENTING ACTIONS
<p>2.1 High Potential Renewable Energy Sources</p> <p>Renewable energy sources within the region, such as solar, wind, biomass, solid waste, geothermal, and cogeneration that have high potential for near term use and that have available technology, should be given highest priority for development.</p>	<p>ABAG SERVICE</p> <ol style="list-style-type: none"> 1. ABAG will assist member governments, where possible, in developing renewable energy supplies in the Bay Area through information and workshops. 2. ABAG will assist member governments in revising local codes which may contain barriers to renewable resource development and devising and adopting new codes and guidelines to promote use of renewable energy resources. <p>ADVOCACY</p> <ol style="list-style-type: none"> 1. ABAG will advocate and support appropriate State and Federal legislation to fund local programs for developing renewable energy resources. <p>REVIEW</p> <ol style="list-style-type: none"> 1. To the extent resources allow, ABAG will review, upon request, local energy elements and policies to determine whether: <ul style="list-style-type: none"> o strategies for promoting and developing renewable energy resources are included o assessment of impacts of renewable resource development on air, water, and land resources, and social and economic factors is performed. <p>OTHER</p> <ol style="list-style-type: none"> 1. ABAG will promote the development of renewable energy resources in the Bay Area in cooperation with Pacific Gas and Electric Company. <p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <p>Local Governments</p> <ol style="list-style-type: none"> 1. Local governments should consider the development of economically feasible renewable energy resources for supplying government-owned and operated facilities and for generating energy for resale. 2. Local governments should facilitate the use of renewable energy resources by its residents and businesses through public education, through the development review process, and through incentive programs, and should encourage utility programs in this area.

POLICIES	IMPLEMENTING ACTIONS
<p>2.2 Research and Development</p> <p>Research and development of renewable energy supplies and emerging, but unproven, energy technologies should be encouraged and evaluated for their application and appropriateness in the Bay Area.</p>	<p>ABAG</p> <p>ADVOCACY</p> <ol style="list-style-type: none"> 1. ABAG will advocate State and Federal funding support for research and development of renewable energy supplies and technologies, particularly those that will be, in the future, appropriate for application at the local level. <p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Public and private research institutions and laboratories involved in research and development of renewable energy resources should provide technical assistance to local governments' renewable energy programs, whenever possible.
<p>2.3 Environmental Quality</p> <p>Development of renewable energy resources in the region should be carefully and comprehensively assessed for the impact on air, water, land resources, and social and economic factors.</p>	<p>ABAG</p> <p>REVIEW</p> <ol style="list-style-type: none"> 1. To the extent resources allow, ABAG will review, upon request, local energy elements and policies to determine whether: <ul style="list-style-type: none"> o strategies for promoting and developing renewable energy resources are included o assessment of impacts of renewable resource development on air, water, and land resources, and social and economic factors is performed.
<p>2.4 Development of Supporting Industries and Services</p> <p>Development of local industries and businesses that provide equipment and services for energy conservation and renewable energy sources should be strongly encouraged in the region.</p>	<p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Local governments should promote the locally based businesses and services that support the manufacture, sale, installation, and maintenance of renewable energy resource and energy conservation equipment.
<p>2.5 Financial Incentives</p> <p>Development of financial incentives for local government development of renewable energy resources through tax policies should be encouraged.</p>	<p>ABAG</p> <p>ADVOCACY</p> <ol style="list-style-type: none"> 1. ABAG will support Federal and State administrative actions and legislation, such as maintenance of tax-exempt bonding capabilities and other policy, that promote local development of renewable energy resources.

OBJECTIVE 3: TO DEVELOP NEW NON-RENEWABLE ENERGY SUPPLIES ONLY AFTER SIGNIFICANT PROGRESS HAS BEEN MADE IN ACHIEVING ENERGY EFFICIENCY (WHICH MAY INCLUDE EXPANSION OF EXISTING FACILITIES) AND IN DEVELOPING RENEWABLE ENERGY SUPPLIES

POLICIES	IMPLEMENTING ACTIONS
<p>3.1 Energy Conservation and Renewable Energy Supplies</p> <p>In energy supply and demand projections and overall facility planning for non-renewable energy in the Bay Area, high priority should be placed on energy conservation and development of renewable energy supplies.</p>	<p>ABAG</p> <p>ADVOCACY</p> <ol style="list-style-type: none"> 1. ABAG will support and encourage utilities in providing a mix of services including energy efficiency improvements, alternative energy sources, and conventional natural gas and electricity supplies. 2. ABAG will support existing and new funding for local government development of renewable energy resources and energy conservation programs. <p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Local governments should explore the options for offering energy services, as feasible, and for employing the municipal energy service authority concept in their jurisdictions. 2. Local governments should encourage locally based businesses and services that support the manufacture, sale, installation, and maintenance of renewable energy resource and energy conservation equipment. <p>RECOMMENDATIONS - PRIVATE SECTOR</p> <ol style="list-style-type: none"> 1. Private investor-owned utilities and municipal utilities should continue to develop long-range conservation planning capabilities equivalent to supply planning capabilities. 2. Private investor-owned utilities should allow and encourage local government input into energy conservation planning, where appropriate.
<p>3.2 Non-Renewable Energy Supplies</p> <p>Development of non-renewable energy supplies, either new construction or expansion of existing facilities in the Bay Area should be undertaken with careful and comprehensive assessment of impacts on air, water, land resources, and social and economic factors.</p>	<p>ABAG</p> <p>REVIEW</p> <ol style="list-style-type: none"> 1. In its plan and project review function, to the extent resources allow, ABAG will review, upon request, utility proposals for new energy facilities to determine the adequacy of the impact assessment for air, water, land resources, social and economic factors and the presence of mitigation measures.

POLICIES	IMPLEMENTING ACTIONS
<p>4.1 Economically Disadvantaged Persons</p> <p>Programs for increasing energy efficiency in housing and transportation, for decreasing the impact of energy prices and for providing financial assistance should give first priority to economically disadvantaged persons and special groups, such as elderly or handicapped.</p>	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none"> 1. On request, ABAG will assist local governments in identifying groups adversely impacted by energy costs, as a basis for developing local programs to minimize impacts. <p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Local governments, in cooperation with community action programs, community based organizations, and PG&E, as appropriate, should develop new and continue existing programs to address the impacts of energy prices on economically disadvantaged groups; these programs could include public education, financial assistance, and self-help training. <p>RECOMMENDATIONS - PRIVATE SECTOR</p> <ol style="list-style-type: none"> 1. PG&E should strive to ensure that its energy conservation programs meet the needs of economically disadvantaged groups, if necessary in cooperation with community based organizations with ties to particular underserved populations.
<p>4.2 Affordable Housing</p> <p>New home design and modifications to existing structures that reduce energy costs and therefore makes housing more affordable should be promoted.</p>	<p>ABAG</p> <p>ADVOCACY</p> <ol style="list-style-type: none"> 1. ABAG will support government and utility programs to promote energy-sensitive lending practices that reduce the conflict between initial costs of energy conservation in housing and long term energy savings on utility costs; in addition, ABAG will support utility programs to improve energy efficiency in both new and existing buildings. <p>REVIEW</p> <ol style="list-style-type: none"> 1. In its plan and project review function, to the extent resources allow, ABAG will comment on housing plans, projects, and applications to ensure the inclusion of strategies and actions designed to result in energy efficient housing and to minimize impacts on economically disadvantaged groups.

POLICIES	IMPLEMENTING ACTIONS
	RECOMMENDATIONS TO PUBLIC AGENCIES
	<ol style="list-style-type: none">1. Local governments should educate the public on the costs and benefits of buying an energy efficient home.2. Local governments should promote cooperative weatherization programs between utilities and community-based organizations.3. Local housing elements should contain explicit strategies, actions, and incentives that promote the construction of energy efficient housing and minimize impacts on economically disadvantaged groups.4. Local housing rehabilitation programs should maximize opportunities for including energy measures in reconstruction.
4.3 <u>Education</u>	RECOMMENDATIONS - PRIVATE SECTOR
	<ol style="list-style-type: none">1. Lending institutions should shift their eligibility assessment practices to take into account the benefit of long-term savings on utility bills.2. Lending institutions should make consumers aware of financing options available when buying a new energy efficient home.3. The real estate industry should work cooperatively with utilities to develop information on the energy efficient performance of homes, including estimates of expected monthly utility payments for home operation, and should provide this information to prospective home buyers.4. The home building industry should strive to design and construct energy efficient homes that minimize first cost and maximize long-term energy savings.5. The home building industry should explore options for passing unused solar tax credit benefits on to third parties.
	RECOMMENDATIONS TO PUBLIC AGENCIES
	<ol style="list-style-type: none">1. Local governments, in cooperation with PG&E, community action programs, and community based organizations, should initiate public education programs that help consumers reduce energy use and thereby save money.

POLICIES	IMPLEMENTING ACTIONS
<p>5.1 Air Quality - Stationary Sources</p> <p>Air quality policies and programs for stationary sources should encourage opportunities to build energy conservation into the design of new and modified facilities, without sacrificing air quality.</p>	<p>ABAG</p> <p>ADVOCACY</p> <ol style="list-style-type: none">1. ABAG will encourage an increased awareness of EPA, State, and Regional responsibilities under the Clean Air Act to consider energy issues in the specification of control technologies and in the preparation and review of non-attainment area plans.2. ABAG supports amendments to CEQA that would require analyses of energy impacts of air pollution control alternatives for projects in the EIR process.3. ABAG would support amendments to the Clean Air Act to require state and local air quality agencies to assess energy impacts of existing and proposed regulations. <p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <p>BAAQMD</p> <ol style="list-style-type: none">1. BAAQMD in its review of stationary source permit applications should encourage the use of energy efficient control technologies.
<p>5.2 Air Quality - Mobile Sources</p> <p>Air quality programs to reduce mobile emissions that also promote energy efficiency and use of renewable energy resources should receive high priority for implementation.</p>	<p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <p>Local Governments and Special Districts</p> <ol style="list-style-type: none">1. Local governments, in review of new major employment centers, should condition development upon the inclusion of measures that promote employees' use of transit and of ridesharing, such as preferential parking for carpools and vanpools, and ridesharing services. <p>RECOMMENDATIONS TO PRIVATE SECTOR</p> <ol style="list-style-type: none">1. Employers, in both the public and private sector, should institute programs that encourage ridesharing, vanpooling, and use of transit in the home to work commute, and should assign responsibility for implementation.

POLICIES	IMPLEMENTING ACTIONS
<p>5.3 Water Quality - Wastewater Management</p> <p>Construction, expansion, operation, and maintenance of wastewater management facilities should be carried out using the most energy efficient practices.</p>	<p>ABAG</p> <p>REVIEW</p> <ol style="list-style-type: none"> 1. ABAG will review 201 wastewater treatment facilities based on whether energy impacts of project alternatives are assessed and whether energy efficient alternatives are given adequate consideration. <p>ADVOCACY</p> <ol style="list-style-type: none"> 1. ABAG would support amendments to the Federal Water Pollution Control Act to require state and regional water quality boards to assess the energy impacts of 201 facility alternatives through the 201 facilities planning process. <p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Wastewater treatment agencies in planning for future facility expansion or construction should to the extent feasible use the most energy efficient processes and equipment, and should consider the use of alternative energy sources, such as solar. 2. Wastewater treatment agencies should adjust operation and maintenance procedures to maximize energy efficiency and to take advantage of opportunities for waste heat recovery where possible. <p>SFRWQCB</p> <ol style="list-style-type: none"> 1. The RWQCB should, in its review of point sources, encourage applicants to use energy efficient equipment and operations in new and expanded facilities.
<p>5.4 Water Conservation, Reuse, and Supply</p> <p>Construction, expansion, operation, and maintenance of water supply facilities should be carried out using the most energy efficient practices.</p>	<p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Water management agencies should promote conservation of water by their users as a way to conserve not only water, but also energy.

POLICIES	IMPLEMENTING ACTIONS
<p>5.5 Waste Management</p> <p>Local and regional recycling programs should be designed and initiated as a means of reusing and conserving the resources and energy embodied in waste material.</p>	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none"> 1. ABAG will assist local governments in setting up recycling programs through the dissemination of information, and, where staff resources allow, through direct assistance. <p>ADVOCACY</p> <ol style="list-style-type: none"> 1. ABAG will support legislation that promotes energy conservation through waste reduction and recycling. <p>REVIEW</p> <ol style="list-style-type: none"> 1. ABAG will, in reviewing county solid waste management plan updates, comment on whether energy impacts of plan amendments have been considered. <p>RECOMMENDATIONS TO PUBLIC AGENCIES</p> <ol style="list-style-type: none"> 1. Local governments in planning for future solid waste management facilities should strive to propose and implement projects that minimize the use of non-renewable energy. <p>SSWMB</p> <ol style="list-style-type: none"> 1. SSWMB should assist county solid waste management agencies in their plan update to include an analysis of energy impacts of plan amendments.
<p>5.6 Energy Production from Solid Waste</p> <p>Opportunities for producing energy from solid waste, such as landfill methane gas recovery and solid waste-to-energy facilities, should be implemented when economically feasible, technologically sound, and environmentally acceptable. In addition, consideration should be given to production of energy from agricultural wastes, forestry residues, and urban wood waste.</p>	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none"> 1. ABAG, in cooperation with utilities, will assist local governments in planning and implementing solid waste-to-energy facilities through assistance in the permit process, particularly regarding air quality regulations, and through information dissemination.

June 24, 1981

TO: Regional Planning Committee

FM: Patrick F. Mason, Chief Economist

RE: Economic Development Implementation Actions

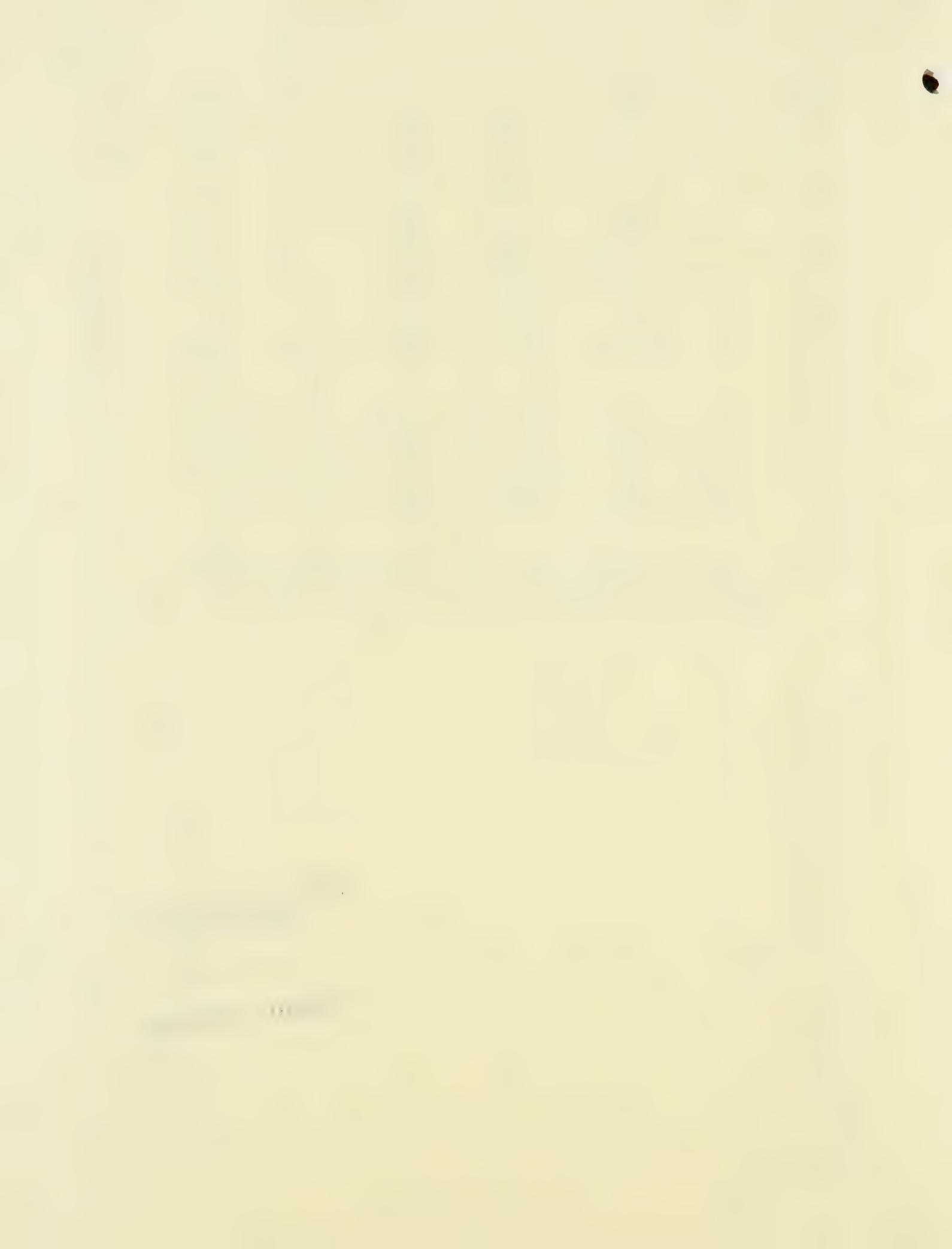
The Economic Development Implementation Actions, attached, correspond to the objectives and policies adopted by the General Assembly last December. They have been developed in consultation with the Economic Development Advisory Committee and are recommended to the RPC by the EDAC for review and adoption in the next RPC session.

All of these actions are subject to constraints on existing ABAG resources and many depend on new sources of funding. ABAG staff will pursue funds to support these activities as they become available.

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OBJECTIVE 1: EXPAND OPPORTUNITIES FOR COMMUNITIES AND POPULATION GROUPS NOT NOW FULLY SHARING IN THE REGION'S ECONOMIC DEVELOPMENT

POLICIES		IMPLEMENTING ACTIONS
Policy 1	Expand the region's economy to provide increasing employment and incomes for disadvantaged residents and distressed communities within the Bay Area.	<p>ABAG</p> <p>SERVICE</p> <p>1. ABAG will provide information and technical assistance to local governments and industry in developing programs to attract industry--especially those with growth potential--to communities experiencing economic distress.</p> <p>REVIEW</p> <p>1. In its plan and project review function, ABAG will support plans and projects to locate growth industries in distressed communities.</p> <p>RECOMMENDATIONS - PUBLIC SECTOR</p> <p>1. Local governments should provide incentives to attract the region's growing industries into communities experiencing economic distress.</p>
OBJECTIVE 1: EXPAND OPPORTUNITIES FOR COMMUNITIES AND POPULATION GROUPS NOT NOW FULLY SHARING IN THE REGION'S ECONOMIC DEVELOPMENT		

POLICIES		IMPLEMENTING ACTIONS
Policy 2	Encourage industry retention and new job growth in areas easily accessible to existing concentrations of unemployed and underemployed workers.	<p>ABAG</p> <p>SERVICE</p> <p>1. ABAG will provide information to local governments and the private sector on existing concentrations of unemployed and underemployed workers.</p> <p>2. ABAG will, on request, assist local governments and industries working together to develop appropriate financial incentives and special economic adjustment programs to achieve a more stable and diversified local employment base.</p> <p>ADVOCACY</p> <p>1. ABAG will advocate federal and state stabilization and revitalization programs and business assistance programs to help solve physical and financial problems of existing firms, to aid retention.</p> <p>REVIEW</p> <p>1. In its plan and project review function, ABAG will support local plans and projects aimed at industry retention and new job growth in areas easily accessible to concentrations of unemployed and underemployed workers.</p> <p>RECOMMENDATIONS - PUBLIC SECTOR</p> <p>1. All levels of government should endeavor to retain existing industries through stabilization, revitalization, and business assistance programs.</p> <p>2. Local governments should develop an inter-agency business response system to help retain industries in areas easily accessible to unemployed workers.</p>
OBJECTIVE 1: EXPAND OPPORTUNITIES FOR COMMUNITIES AND POPULATION GROUPS NOT NOW FULLY SHARING IN THE REGION'S ECONOMIC DEVELOPMENT		

OBJECTIVE 1: EXPAND OPPORTUNITIES FOR COMMUNITIES AND POPULATION GROUPS NOT NOW FULLY SHARING IN THE REGION'S ECONOMIC DEVELOPMENT

POLICIES		IMPLEMENTING ACTIONS
Policy 3	Support the development of comprehensive public improvement programs at the local level to stabilize and revitalize declining industrial and commercial areas with market potential.	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none">1. ABAG will provide information and technical assistance to local governments in preparing comprehensive public improvement programs and in forging public/private partnerships for community revitalization.2. ABAG will investigate innovative development and financial techniques and changes in federal programs supporting local revitalization efforts and make this information available to local governments and industries. <p>ADVOCACY</p> <ol style="list-style-type: none">1. ABAG will advocate state and federal assistance and financial incentive programs to support local revitalization efforts.

OBJECTIVE 1: EXPAND OPPORTUNITIES FOR COMMUNITIES AND POPULATION GROUPS NOT NOW FULLY SHARING IN THE REGION'S ECONOMIC DEVELOPMENT

POLICIES		IMPLEMENTING ACTIONS
Policy 4	Increase transportation access to jobs for transit-dependent and low-income workers.	Included in Metropolitan Transportation Commission's Regional Transportation Plan (RTP). See the <u>Transportation</u> chapter of the ABAG <u>Regional Plan - 1980</u> .

OBJECTIVE 1: EXPAND OPPORTUNITIES FOR COMMUNITIES AND POPULATION GROUPS
NOT NOW FULLY SHARING IN THE REGION'S ECONOMIC DEVELOPMENT

POLICIES		IMPLEMENTING ACTIONS
Policy 5	<p>Establish greater cooperation among employers, organized labor, educational systems, and training programs to enable unemployed and low income workers to compete for jobs in expanding industries.</p>	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none"> 1. ABAG, working with local governments and manpower training agencies, will create a regional job development and training coordination program to promote linkages among employment training and economic development activities. As part of this program, and subject to available resources, ABAG will: <ol style="list-style-type: none"> a. Conduct labor market and other studies to provide information to local employment training programs on the workforce requirements of local firms and growing sectors of the economy. b. Organize and assist in joint economic planning and development activities which involve several governmental jurisdictions or shared responsibilities by public agencies and private sector organizations (such as Private Industry Councils--PICs). c. Act as a regional clearinghouse for exchanging information (through conferences and quarterly status reports) on employment training and job development activities (including vocational education and trade school and high school programs as well as Comprehensive Employment and Training Act--CETA--programs and economic development programs). Coordinate with the State Office of Business and Economic Development and the League of California Cities. 2. ABAG will assist member governments and will contract with the Bay Area Private Industry Councils (PICs) created under the federally sponsored Private Sector Initiative Program to review, evaluate, and design job creation and job training programs in subregional areas. <p>ADVOCACY</p> <ol style="list-style-type: none"> 1. ABAG will support the use of state and federal funds to develop linkages between employment training and economic development activities in the Bay Area.

(continued)

OBJECTIVE 1: EXPAND OPPORTUNITIES FOR COMMUNITIES AND POPULATION GROUPS NOT NOW FULLY SHARING IN THE REGION'S ECONOMIC DEVELOPMENT

POLICIES		IMPLEMENTING ACTIONS
Policy 5	Establish greater cooperation among employers, organized labor, educational systems, and training programs to enable unemployed and low income workers to compete for jobs in expanding industries.	<p>REVIEW</p> <p>1. As staff resources allow, ABAG will comment on adequacy of coordination with economic development programs in reviewing Comprehensive Employment and Training Act (CETA) and Private Industry Council (PIC) federal grant applications and will comment on the adequacy of coordination with job training programs in review of those federal grant applications for economic development activity which are subject to the A-95 review process.</p> <p>RECOMMENDATIONS - PUBLIC AGENCIES</p> <p>1. Local governments should establish linkages among development and training agencies within their jurisdictions by exchanging seats on governing boards, sharing reports on activities and new releases, and maintaining regular communications among staff.</p> <p>2. Local governments should participate in the regionwide coordination program by sending representatives to regionwide meetings and providing information on economic development programs to ABAG and to other local jurisdictions.</p> <p>3. Private Industry Councils, community colleges, and other public institutions involved in employment training should participate in the coordination program and take the initiative to share information on training program activities within and among jurisdictions.</p> <p>RECOMMENDATIONS - PRIVATE SECTOR</p> <p>1. Private employers should cooperate with local Private Industry Councils and economic development agencies by examining their labor force requirements and identifying possible job opportunities for trained CETA workers and graduates of other training programs.</p> <p>2. Private employment training centers should provide information to ABAG and to the various employment training and economic development agencies on their training program activities and should respond to training needs generated by local economic development plans and projects.</p>

OBJECTIVE 1: EXPAND OPPORTUNITIES FOR COMMUNITIES AND POPULATION GROUPS NOT NOW FULLY SHARING IN THE REGION'S ECONOMIC DEVELOPMENT

POLICIES		IMPLEMENTING ACTIONS
Policy 6	Increase availability and use of business assistance programs to assist firms experiencing difficulty in areas of economic distress.	<p>ABAG</p> <p>ADVOCACY</p> <ol style="list-style-type: none">1. ABAG will advocate state and federal financial and technical assistance programs to support public/private partnerships for business assistance programs and to encourage entrepreneurship by area residents and members of economically disadvantaged groups.2. ABAG will advocate special state and federal funds and financial incentives to assist communities, population groups, and industries adversely affected by projects and programs proposed by local governments and private interests to comply with environmental regulations. (See, also, mitigating actions in <u>Economic Development</u> chapter, and sections on air quality, water quality, and solid waste in the <u>Environmental Quality</u> chapter of the <u>Regional Plan-1980</u>.)
		<p>RECOMMENDATIONS - PUBLIC AND PRIVATE SECTORS</p> <ol style="list-style-type: none">1. Local governments and the private financial community should continue existing business assistance programs and extend this help to other firms experiencing difficulty.

OBJECTIVE 1: EXPAND OPPORTUNITIES FOR COMMUNITIES AND POPULATION GROUPS NOT NOW FULLY SHARING IN THE REGION'S ECONOMIC DEVELOPMENT

POLICIES		IMPLEMENTING ACTIONS
Policy 7	Improve allocation, coordination, and targeting of State and Federal assistance to meet the region's economic development objectives for distressed communities and population groups.	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none">1. ABAG will conduct studies of proposed legislation and of other metropolitan areas' efforts to focus state and federal assistance on distressed communities and population groups.2. ABAG will provide a forum for public and private sector officials concerned with economic development to develop programs to help direct state and federal assistance to communities and population groups experiencing distress.
		<p>ADVOCACY</p> <ol style="list-style-type: none">1. ABAG will advocate state and federal assistance to help meet the region's economic development objectives for targeted communities and population groups. <p>REVIEW</p> <ol style="list-style-type: none">1. In its plan and project review function, ABAG will support federal funding for local projects that help meet regional objectives for distressed communities and groups.

OBJECTIVE 2: PRESERVE THE QUALITY OF LIFE IN THE SAN FRANCISCO BAY AREA,
A MAJOR CONTRIBUTOR TO THE REGION'S DEVELOPMENT

POLICIES

Policy 1 Maintain and improve the high level of environmental quality enjoyed in the Bay region.

IMPLEMENTING ACTIONS

ABAG

See Environmental Quality chapter--sections of air quality, water quality, and solid waste--of the Regional Plan-1980 for implementing actions to improve and maintain environmental quality in the Bay Area.

OBJECTIVE 2: PRESERVE THE QUALITY OF LIFE IN THE SAN FRANCISCO BAY AREA,
A MAJOR CONTRIBUTOR TO THE REGION'S DEVELOPMENT

POLICIES

Policy 2 Encourage maintenance and expansion of the Bay Area's vital recreational facilities, parks, wildlife areas, and the diversity of open space.

IMPLEMENTING ACTIONS

ABAG

See Environmental Quality chapter--section on critical areas, Recreation chapter, and Regional Strategies chapter of the Regional Plan-1980 for implementing actions.

OBJECTIVE 2: PRESERVE THE QUALITY OF LIFE IN THE SAN FRANCISCO BAY AREA,
A MAJOR CONTRIBUTOR TO THE REGION'S DEVELOPMENT

POLICIES

Policy 3 Enhance the cultural diversity of the Bay Area's communities, neighborhoods, and population groups.

OBJECTIVE 2: PRESERVE THE QUALITY OF LIFE IN THE SAN FRANCISCO BAY AREA,
A MAJOR CONTRIBUTOR TO THE REGION'S DEVELOPMENT

POLICIES

Policy 4 Sustain the Bay Area's outstanding university, college, and community college system and improve the quality of local public education.

OBJECTIVE 2: PRESERVE THE QUALITY OF LIFE IN THE SAN FRANCISCO BAY AREA,
A MAJOR CONTRIBUTOR TO THE REGION'S DEVELOPMENT

POLICIES

Policy 5 Support the development of the arts, music, dance, sports, and other cultural activities in the Bay Area's large cities and smaller communities.

IMPLEMENTING ACTIONS

ABAG

See the Regional Strategies chapter--human resources and equal opportunity strategies sections--of the Regional Plan-1980.

IMPLEMENTING ACTIONS

RECOMMENDATIONS - PUBLIC AND PRIVATE SECTORS

1. All segments of the regional community should endeavor to improve and maintain the quality of local public education.

IMPLEMENTING ACTIONS

RECOMMENDATIONS - PUBLIC AND PRIVATE SECTORS

1. All segments of the regional community should continue to support the arts, music, dance, sports, and other cultural activities throughout the Bay Area.

OBJECTIVE 3: STRENGTHEN THE BAY AREA'S POSITION AS A PRIME LOCATION FOR OFFICE ACTIVITIES AND HIGH TECHNOLOGY INDUSTRIES AND PROMOTE CONCENTRATIONS OF THESE ACTIVITIES IN AREAS THAT CAN PROVIDE NEEDED HOUSING, TRANSPORTATION, AND PUBLIC FACILITIES

POLICIES		IMPLEMENTING ACTIONS
Policy 1	<p>Strengthen the Bay Area's leading position for corporate headquarters and office activities and support concentrations of office development in Bay Area communities that can provide needed housing, transportation, and public facilities.</p>	<p>ABAG</p> <p>SERVICE</p> <p>1. ABAG will provide information on trends in office growth and on communities that can provide needed housing, transportation, and public facilities to assist local public/private planning for office growth.</p> <p>REVIEW</p> <p>1. In its plan and project review function, ABAG will support proposed office development:</p> <ul style="list-style-type: none"> o in communities with existing underutilized facilities, good transportation access, and proximity to substantial housing and available workers. o tied to urban renewal and transportation improvements in older cities o in communities capable of providing needed facilities, with infrastructure and additional transportation linkages planned and programmed for funding, and where there is a clear commitment to provide housing commensurate with employment growth generated by new development <p>RECOMMENDATIONS - PUBLIC AND PRIVATE SECTORS</p> <ol style="list-style-type: none"> 1. Local governments and private developers should cooperate in planning office complexes and office parks that can lead to growth that meets both community and industry needs. 2. Local governments should expedite the permit process when adequate planning for office growth has occurred. 3. The National Association of Industrial Office Parks and the Building Owners and Managers Association should make use of ABAG's information when considering sites in the Bay Area.

OBJECTIVE 3: STRENGTHEN THE BAY AREA'S POSITION AS A PRIME LOCATION FOR OFFICE ACTIVITIES AND HIGH TECHNOLOGY INDUSTRIES AND PROMOTE CONCENTRATIONS OF THESE ACTIVITIES IN AREAS THAT CAN PROVIDE NEEDED HOUSING, TRANSPORTATION, AND PUBLIC FACILITIES

POLICIES

Policy 2 Strengthen the Bay Area as an international center for the high technology industry and support siting of facilities in Bay Area communities that can provide needed housing, transportation, and public facilities.

IMPLEMENTING ACTIONS

ABAG

SERVICE

1. ABAG will publish a report to inform local governments, economic development, and planning departments of the development needs of this industry and realistic approaches to capturing its expansion within the region.
2. In cooperation with local manufacturing and electronics associations, ABAG will call a conference for executives of high technology firms and industrial developers and realtors on sites and development opportunities in the Bay Area, featuring face-to-face contacts with local officials from communities seeking growth.
3. ABAG will act as a clearinghouse to provide data and information for private decision makers (including industrial developers and realtors) concerning sites and communities within the Bay Area which meet the expansion needs of the high technology industry, particularly for production and assembly plants.

RECOMMENDATIONS - PUBLIC AGENCIES

1. Local governments should provide information on available high tech sites, services, housing availability and commitment to expand housing supply, and amenities through a clearinghouse file for industry at ABAG.

RECOMMENDATIONS - PRIVATE SECTOR

1. High tech firms should examine sites in communities within the Bay Area as part of their expansion planning process.
2. Industry associations such as the Santa Clara County Manufacturing Group, the American Electronics Association, the Electronics Association of California, and the Semiconductor Industry Association should keep their members informed of ABAG services.
3. Industrial park developers should work with ABAG and local governments to identify suitable sites for high tech industrial parks throughout the region.

OBJECTIVE 4: RETAIN THE BAY AREA'S EXISTING INDUSTRIES AND SUPPORT GROWTH OF ADDITIONAL INDUSTRIES WHICH CONTRIBUTE TO A HEALTHY, DIVERSE ECONOMY FOR THE REGION

POLICIES	IMPLEMENTING ACTIONS
Policy 1 Coordinate public and private actions to assist retention of traditional Bay Area industries and firms and, when necessary, assist in readjustments to mitigate impacts on displaced workers and the community's economy.	ABAG SERVICE 1. ABAG will conduct research on the problems of business retention and readjustment to declining activities or plant closures. Research will address several specific topics: a. Ongoing monitoring and analysis of trends in the region's economy to: o identify and target business activities which must be retained in the region in order to maintain a strong, diversified regional economy; and o assist local communities in identifying firms and industries which are declining or in danger of closing their doors, and the causes of such decline. b. Research on successful efforts in other states and European countries to retain businesses. c. Research on programs to handle plant closures (ABAG will draw heavily on materials already compiled by federal agencies and the State of California). 2. Drawing on research activities, ABAG will assist local communities to identify and develop public actions which will enable firms to survive in the Bay Area. 3. ABAG will work with local, state, and federal agencies to assist in the coordination of public and private resources to minimize the economic dislocation caused by a plant closure, and will cooperate with the State in their efforts to develop effective ways to anticipate closures and minimize community impacts.
	RECOMMENDATIONS - PUBLIC AGENCIES 1. Local communities and state and federal agencies should respond to any early detection of a plant closure to help the plant remain open or begin retraining programs which will enable the displaced workers to find comparable work as quickly as possible. These agencies should involve community groups, labor organizations, and public officials in their discussions and decisions.
	RECOMMENDATIONS - PRIVATE SECTOR 1. Firms which, in their long-term planning, anticipate the possibility of plant closure, should act promptly to inform public agencies at the local, regional, state, and national levels of actions which would help them to remain in operation. 2. Firms which are planning to leave the area or close down for good should give as much advance notice as is feasible to the community in which it has done business. Firms should work with the public sector to explore means of keeping the plant open or should assist in the relocation and retraining of the workers who will be left behind, and should establish working groups with employees and community leaders to resolve problems.

OBJECTIVE 4: RETAIN THE BAY AREA'S EXISTING INDUSTRIES AND SUPPORT GROWTH OF ADDITIONAL INDUSTRIES WHICH CONTRIBUTE TO A HEALTHY, DIVERSE ECONOMY FOR THE REGION

POLICIES		IMPLEMENTING ACTIONS
Policy 2	Realize the Bay Area's full maritime potential and assist the region's communities with good transportation access to these facilities to benefit from increased shipping and trade related activities.	ABAG See seaport section of Metropolitan Transportation Commission's <u>Regional Transportation Plan</u> within the <u>Transportation</u> chapter of ABAG's <u>Regional Plan-1980</u> .

OBJECTIVE 4: RETAIN THE BAY AREA'S EXISTING INDUSTRIES AND SUPPORT GROWTH OF ADDITIONAL INDUSTRIES WHICH CONTRIBUTE TO A HEALTHY, DIVERSE ECONOMY FOR THE REGION

POLICIES		IMPLEMENTING ACTIONS
Policy 3	Support the development and operation of the region's aviation industry in a manner that best serves the Bay Area economy.	See airport section of MTC's <u>Regional Transportation Plan</u> within the <u>Transportation</u> chapter of the <u>Regional Plan-1980</u> .

OBJECTIVE 4: RETAIN THE BAY AREA'S EXISTING INDUSTRIES AND SUPPORT GROWTH OF ADDITIONAL INDUSTRIES WHICH CONTRIBUTE TO A HEALTHY, DIVERSE ECONOMY FOR THE REGION

POLICIES		IMPLEMENTING ACTIONS
Policy 4	Sustain the Bay Area's leading position for tourism and convention trade.	ABAG See <u>Recreation</u> chapter of <u>Regional Plan-1980</u> for implementing actions related to maintaining the Bay Area's leading position for tourism. RECOMMENDATIONS - PUBLIC AND PRIVATE SECTORS 1. Local governments and private developers should proceed with timely expansion of facilities and completing of existing convention center projects.

OBJECTIVE 4: RETAIN THE BAY AREA'S EXISTING INDUSTRIES AND SUPPORT GROWTH OF ADDITIONAL INDUSTRIES WHICH CONTRIBUTE TO A HEALTHY, DIVERSE ECONOMY FOR THE REGION

POLICIES		IMPLEMENTING ACTIONS
Policy 5	Maintain the vitality and stability of the construction industry as a pivotal economic sector.	ABAG SERVICE 1. ABAG will provide a forum for information exchange, improved communication and coordination between firms, unions, and local governments to help stabilize and maintain the health of the construction industry. See also <u>Housing chapter, Objectives 1 and 3, of the Regional Plan-1980.</u> RECOMMENDATIONS - PUBLIC SECTOR 1. Local governments should increase the efficiency and certainty of the regulatory and permit process to help stabilize and maintain construction activity in appropriate locations throughout the region.

OBJECTIVE 4: RETAIN THE BAY AREA'S EXISTING INDUSTRIES AND SUPPORT GROWTH OF ADDITIONAL INDUSTRIES WHICH CONTRIBUTE TO A HEALTHY, DIVERSE ECONOMY FOR THE REGION

POLICIES		IMPLEMENTING ACTIONS
Policy 6	Assure support for the generation and growth of emerging industries.	ABAG SERVICE 1. ABAG will conduct studies and issue reports on new technologies, innovative products and services, and emerging industries that can contribute to employment generation and add to local diversity and long-term growth potential.

OBJECTIVE 4: RETAIN THE BAY AREA'S EXISTING INDUSTRIES AND SUPPORT GROWTH OF ADDITIONAL INDUSTRIES WHICH CONTRIBUTE TO A HEALTHY, DIVERSE ECONOMY FOR THE REGION

POLICIES

Policy 7 Support continued growth of small businesses in the Bay Area and vitality of the region's commercial and service sectors.

IMPLEMENTING ACTIONS

ABAG

ADVISORY

1. ABAG will advocate state and federal financial incentives for startup, operations, and expansion of small business in Bay Area communities.

RECOMMENDATIONS - PUBLIC SECTOR

1. Local governments and regional regulatory agencies (BAAQMD, PWQCB, BCDC, etc.) should continue efforts to simplify the local regulatory process, establish one-stop permit centers, and reduce paperwork and reporting requirements for small firms.

RECOMMENDATIONS - PRIVATE SECTOR

1. Banks and financial institutions should expand financial support for startup, operations, and expansion of small business in Bay Area communities.

OBJECTIVE 4: RETAIN THE BAY AREA'S EXISTING INDUSTRIES AND SUPPORT GROWTH OF ADDITIONAL INDUSTRIES WHICH CONTRIBUTE TO A HEALTHY, DIVERSE ECONOMY FOR THE REGION

POLICIES

Policy 8 Support the continuation of agriculture and food processing industries within the region.

IMPLEMENTING ACTIONS

ABAG

See Environmental Quality chapter, Critical Areas section, for policies and actions relating to the preservation of lands for agricultural production.

RECOMMENDATIONS - PUBLIC AND PRIVATE SECTORS

1. Governmental agencies and industry should combine efforts to retain food processing plants as well as related supply and distribution industries in the region.

OBJECTIVE 4: RETAIN THE BAY AREA'S EXISTING INDUSTRIES AND SUPPORT GROWTH OF ADDITIONAL INDUSTRIES WHICH CONTRIBUTE TO A HEALTHY, DIVERSE ECONOMY FOR THE REGION

POLICIES

Policy 9 Maintain the Bay Area as a major center for state and federal facilities and activities.

IMPLEMENTING ACTIONS

ABAG

REVIEW

1. In its federal and state development review function under OMB Circular A-95, Parts II and III, ABAG will continue to encourage new or expanded federal and state facilities and activities that meet regional and local objectives for employment and economic growth and community revitalization.

OBJECTIVE 5: INCREASE HOUSING PRODUCTION TO MATCH ANTICIPATED EMPLOYMENT GROWTH, NEW HOUSEHOLD FORMATION, AND THE CAPACITY OF LOCAL COMMUNITIES TO PROVIDE NEEDED PUBLIC FACILITIES AND SERVICES

POLICIES

Policy 1 Promote higher density development, increases in the supply of land available for residential use, and use of development incentives to increase the supply of housing at locations well served by existing or planned services and accessible to job centers.

IMPLEMENTING ACTIONS

ABAG

SERVICE

1. Based on resource availability, ABAG, through its planning functions and economic research, will provide information on job location trends in the region and will inform local communities and state and federal agencies of the major job centers in the Bay Area where limited housing availability has restricted employment growth.
2. Working cooperatively with the housing development industry and local governments, ABAG will prepare a comprehensive update of local government expansion and development plans for use by developers and local officials.

ADVOCACY

1. ABAG will support efforts of local agencies within a commute shed to increase housing production to match anticipated job growth.

REVIEW

1. As resources permit, in its plan and project review function and in review of applications for federal assistance, ABAG will comment on proposed land uses and developments in areas which could absorb the construction of high density housing units, considering the ability of these proposals to meet housing needs generated by accessible employment centers.

RECOMMENDATIONS - PUBLIC AGENCIES

1. Cities and counties should assist ABAG by identifying areas where greater housing availability would improve potential job growth and should adjust general plans and zoning ordinances to accommodate new housing in these areas.

RECOMMENDATIONS - PRIVATE SECTOR

1. Private investors should seriously consider new infill housing sites and development ideas, taking full advantage of housing densities allowed.
2. Financial institutions should give careful consideration to new development ideas which can help increase housing where rapid job growth exists.

See also the Housing chapter, Objective 1, of the Regional Plan-1980 for related implementing actions.

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OBJECTIVE 5: INCREASE HOUSING PRODUCTION TO MATCH ANTICIPATED EMPLOYMENT GROWTH, NEW HOUSEHOLD FORMATION, AND THE CAPACITY OF LOCAL COMMUNITIES TO PROVIDE NEEDED PUBLIC FACILITIES AND SERVICES

POLICIES

Policy 2 Promote awareness and use of financing and other techniques to stimulate construction of housing within the means of working households.

IMPLEMENTING ACTIONS

ABAG

See Housing chapter, Objectives 1 and 3, of the Regional Plan-1980 for implementing actions for ABAG and other public agencies.

SERVICE

1. ABAG will provide a forum for local governments and the home building industry and major employers to examine financing and other techniques to stimulate construction of housing within the means of working households.

RECOMMENDATIONS - PRIVATE SECTOR

1. Private industry should assist communities, where feasible, in developing moderately priced housing by contributing to infrastructure costs, underwriting development fees, and taking advantage of tax incentives to contribute land to nonprofit development organizations for housing construction.

OBJECTIVE 5: INCREASE HOUSING PRODUCTION TO MATCH ANTICIPATED EMPLOYMENT GROWTH, NEW HOUSEHOLD FORMATION, AND THE CAPACITY OF LOCAL COMMUNITIES TO PROVIDE NEEDED PUBLIC FACILITIES AND SERVICES

POLICIES

Policy 3 Support regulatory changes to stimulate construction of housing in the low and moderate price categories, as well as other price ranges, within the region.

IMPLEMENTING ACTIONS

ABAG

See Housing chapter of the Regional Plan-1980, Objective 3, for implementing actions.

OBJECTIVE 5: INCREASE HOUSING PRODUCTION TO MATCH ANTICIPATED EMPLOYMENT GROWTH, NEW HOUSEHOLD FORMATION, AND THE CAPACITY OF LOCAL COMMUNITIES TO PROVIDE NEEDED PUBLIC FACILITIES AND SERVICES

POLICIES

Policy 4 Build public understanding and acceptance of the need for higher density development of sale and rental housing in closer-in locations.

IMPLEMENTING ACTIONS

ABAG

See Housing chapter, Objectives 1 and 3, of the Regional Plan-1980 for implementing actions.

OBJECTIVE 5: INCREASE HOUSING PRODUCTION TO MATCH ANTICIPATED EMPLOYMENT GROWTH, NEW HOUSEHOLD FORMATION, AND THE CAPACITY OF LOCAL COMMUNITIES TO PROVIDE NEEDED PUBLIC FACILITIES AND SERVICES

POLICIES

Policy 5 Encourage balanced residential and industrial growth within major sections of the Bay region.

IMPLEMENTING ACTIONS

ABAG

REVIEW

1. In reviewing proposed projects that will add significant new job growth to a community, ABAG will support those projects in communities that have historically provided significant increases in housing supply at a full range of prices, and look for a commitment to expand affordable housing for the workers in the new jobs in communities where past housing supply has not kept pace with job growth.

RECOMMENDATIONS - PUBLIC SECTOR

1. City and county governments should adopt capital improvement programs geared to residential growth needs, rezone land to residential uses, develop "fast track" permit processing, and encourage mixed use and planned unit developments.

RECOMMENDATIONS - PRIVATE SECTOR

1. Employers should work with local governments, developers, local housing authorities, and fair housing groups to help expand the supply of affordable housing or working families and individuals.

OBJECTIVE 5: INCREASE HOUSING PRODUCTION TO MATCH ANTICIPATED EMPLOYMENT GROWTH, NEW HOUSEHOLD FORMATION, AND THE CAPACITY OF LOCAL COMMUNITIES TO PROVIDE NEEDED PUBLIC FACILITIES AND SERVICES

POLICIES

Policy 6 Seek to increase fiscal incentives for new residential construction.

IMPLEMENTING ACTIONS

ABAG

See Housing chapter, Objectives 1 and 3, of the Regional Plan-1980 for implementing actions.

POLICIES		IMPLEMENTING ACTIONS
Policy 1	Promote an improved climate for private investment in the region by an ongoing review of the costs and effectiveness of regulations and simplification of regulatory procedures.	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none">1. ABAG will conduct studies and make information available on the costs and benefits of major environmental and development regulations and their relationship to economic development.2. See <u>Housing, Economic Development, and Environmental Quality</u> chapters of the <u>Regional Plan-1980</u> for actions to mitigate impacts of development and environmental regulation on housing and economic development objectives.

OBJECTIVE 6: ENCOURAGE FOCUSED ECONOMIC DEVELOPMENT THROUGH COORDINATED PUBLIC AND PRIVATE POLICIES AND ACTIONS THAT WILL MEET IDENTIFIED PUBLIC NEEDS OF THE REGION

POLICIES		IMPLEMENTING ACTIONS
Policy 2	Time public investments in facilities and services to meet existing needs and serve anticipated industrial, commercial, and residential growth.	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none">1. ABAG will work with local government officials and private sector leaders to develop a regionally significant capital investments strategy identifying key public and private investments needed in the next five years for Bay Area communities and securing agreements among the concerned parties to ensure cooperative planning and scheduling so that these projects can proceed. <p>REVIEW</p> <ol style="list-style-type: none">1. ABAG will join with the Metropolitan Transportation Commission and the San Francisco Regional Water Quality Control Board to review impacts of pending transportation and sewer service projects on local investment plans. <p>RECOMMENDATIONS - PUBLIC AGENCIES</p> <ol style="list-style-type: none">1. Local government officials should work with ABAG to help identify the key projects pending and to agree on ways to coordinate projects and public actions among many separate agencies to ensure well planned development will occur on a timely basis minimizing delays and conflicting schedules.2. Officials of regional, state, and federal agencies should review the proposed project schedule and the Calendar of Public Construction published by the U.S. Department of Labor and negotiate with local officials to find ways to ensure completing the needed regional program of projects in a timely manner. <p>RECOMMENDATIONS - PRIVATE SECTOR</p> <ol style="list-style-type: none">1. Private investors should identify their projects at an early stage, especially those which will require extensive coordination with public facilities or with housing construction.

OBJECTIVE 6: ENCOURAGE FOCUSED ECONOMIC DEVELOPMENT THROUGH COORDINATED PUBLIC AND PRIVATE POLICIES AND ACTIONS THAT WILL MEET IDENTIFIED PUBLIC NEEDS OF THE REGION

POLICIES

Policy 3 Encourage development of innovative revenue sources and more effective use of existing ones to assure financing for facilities needed to support economic development and balance costs and benefits among jurisdictions and users.

IMPLEMENTING ACTIONS

ABAG

SERVICE

1. Through its ongoing research and technical assistance efforts and through seminars and training sessions for its member governments, ABAG will provide information, assistance, and advice on the use of existing revenue resources and the development of new revenue sources (from financing mechanisms to state and federal government assistance programs). Wherever possible, ABAG will draw on existing programs and resources of the California Association for Local Economic Development (CALED).
2. ABAG will periodically convene an advisory panel of financial experts to recommend uses of existing financing sources and the development of innovative sources of revenue.

ADVOCACY

1. Where appropriate, ABAG will support legislation at the state and federal levels to expand financing techniques available to local government.
2. Where appropriate, ABAG will oppose legislation at the state and federal levels that would limit financing techniques available to local governments.

RECOMMENDATIONS - PUBLIC AGENCIES AND PRIVATE SECTOR

1. Local governments and businesses should participate in the informational sessions and educational programs already provided by CALED, many of which deal with financing issues.

OBJECTIVE 6: ENCOURAGE FOCUSED ECONOMIC DEVELOPMENT THROUGH COORDINATED PUBLIC AND PRIVATE POLICIES AND ACTIONS THAT WILL MEET IDENTIFIED PUBLIC NEEDS OF THE REGION

POLICIES		IMPLEMENTING ACTIONS
Policy 4	Support public and private efforts to provide information on the region's economy, regional development trends, and innovative development techniques to Bay Area governments and private investors.	<p>ABAG</p> <p>SERVICE</p> <ol style="list-style-type: none"> 1. ABAG's economic development program will continue to: <ol style="list-style-type: none"> a. provide current information on regionwide development trends; b. provide information on innovative development arrangements, financial techniques combining public and private resources, enterprise zone legislation, and methods for improving regulatory procedures. c. analyze public policies with respect to development; d. research industrial and residential growth trends for specific industries and subregional areas; and e. assist local communities and businesses to identify the most promising areas for economic expansion. 2. ABAG will continue to engage in cooperative economic research efforts with other organizations of regional scope (such as the Bay Area Council) and with the research departments of banking institutions. 3. Drawing on existing studies by counties and private organizations, ABAG will update and keep current a file on major available industrial sites in the region and, using computer mapping techniques, will link this information to 1980 Census demographic information on population in the immediate vicinity of each site. <p>RECOMMENDATIONS - PUBLIC AGENCIES AND PRIVATE SECTOR</p> <ol style="list-style-type: none"> 1. Public agencies and private research organizations should keep ABAG staff informed of their published reports and other available information on the region's economy.

OBJECTIVE 6: ENCOURAGE FOCUSED ECONOMIC DEVELOPMENT THROUGH COORDINATED PUBLIC AND PRIVATE POLICIES AND ACTIONS THAT WILL MEET IDENTIFIED PUBLIC NEEDS OF THE REGION

POLICIES

Policy 5 Provide information to assist local communities in identifying areas suitable for future development within Bay Area communities and in achieving balance between residential and industrial growth.

IMPLEMENTING ACTIONS

ABAG

SERVICE

1. ABAG, through its ongoing technical assistance programs to its member governments and other research efforts, will provide planning information for local government on sites for future development which help balance residential and industrial growth in the region.
2. ABAG will make available findings of Santa Clara Valley, East Bay, and other subregional studies on development problems associated with relative supplies of commercial and industrial lands and transportation linkages, and recommend possible solutions to these problems through action at the local level.
3. ABAG will update and maintain the industrial site study, identifying and describing characteristics of available sites within the region for industrial development.
4. ABAG will develop a location model to evaluate sites for economic activities based on accessibility and proximity to the labor force.

OBJECTIVE 6: ENCOURAGE FOCUSED ECONOMIC DEVELOPMENT THROUGH COORDINATED PUBLIC AND PRIVATE POLICIES AND ACTIONS THAT WILL MEET IDENTIFIED PUBLIC NEEDS OF THE REGION

POLICIES

Policy 6 Develop an ongoing public/private sector forum to address the major issues confronting the Bay Area's economy and encourage formation of joint local government/industry task forces on specific areas of concern.

IMPLEMENTING ACTIONS

ABAG

SERVICE

1. ABAG will provide a forum for focusing on regional capital investment needs, by convening a biannual conference of public and private sector officials concerned with economic development.
2. As part of a regionwide linkage program for employment training and economic development activities, ABAG will convene a series of workshops and seminars to address current employment growth issues.

OBJECTIVE 6: ENCOURAGE FOCUSED ECONOMIC DEVELOPMENT THROUGH COORDINATED PUBLIC AND PRIVATE POLICIES AND ACTIONS THAT WILL MEET IDENTIFIED PUBLIC NEEDS OF THE REGION

POLICIES

Policy 7 Examine actions that will provide adequate, reliable sources of energy, especially electric power, for the Bay Area consistent with other regional objectives.

IMPLEMENTING ACTIONS

ABAG

See proposed energy section of the Regional Plan-1980 for related implementing actions.

OBJECTIVE 6: ENCOURAGE FOCUSED ECONOMIC DEVELOPMENT THROUGH COORDINATED PUBLIC AND PRIVATE POLICIES AND ACTIONS THAT WILL MEET IDENTIFIED PUBLIC NEEDS OF THE REGION

POLICIES

Policy 8 Increase transportation and transit access, and encourage clustering of jobs to efficiently utilize the region's transportation system.

IMPLEMENTING ACTIONS

ABAG

See Transportation chapter (Metropolitan Transportation Commission's Regional Transportation Plan) and Regional Strategies chapter, urban development section, of the Regional Plan-1980, for implementing actions.

COMMITTEE ON COMMUNITY PLANNING AND DEVELOPMENT

OBJECTIVE 6: ENCOURAGE FOCUSED ECONOMIC DEVELOPMENT THROUGH COORDINATED PUBLIC AND PRIVATE POLICIES AND ACTIONS THAT WILL MEET IDENTIFIED PUBLIC NEEDS OF THE REGION

POLICIES

Policy 9 Improve allocation, coordination, and targeting of federal, state, and local resources for basic facilities needed to encourage private investment consistent with the region's economic development objectives.

IMPLEMENTING ACTIONS

ABAG

SERVICE

1. ABAG will provide a forum for focusing on regionally significant capital investment needs, by convening a biannual conference of public and private sector officials concerned with economic development.
2. Using a negotiated investment strategy, ABAG will:
 - a. Work with local government officials and private sector leaders to identify a priority package of key public and private investments needed in the next five years for economic revitalization in the Bay Area to ensure a strong regional economy; and
 - b. Work with regional, state, and federal agencies to reach agreements on the implementation of priority projects by efficiently coordinating public policy and limited public funds.

ADVOCACY

1. ABAG will work with the Bay Area Congressional delegation to identify a list of key federal projects that can benefit many communities in the Congressional Districts of the Bay Area.

REVIEW

1. In its plan and project review function, as resources allow, ABAG will support wastewater treatment, assisted housing, and other proposed projects that are consistent with the regional capital improvement program.

RECOMMENDATIONS - PUBLIC AGENCIES

1. Local government officials should work together through the Association and with MTC and the Regional Water Quality Control Board to help identify the specific projects needed and to cooperate with a program designed to maximize regional benefits from federal and state funds.

RECOMMENDATIONS - PRIVATE SECTOR

1. Private investors should identify to public officials, projects that respond to market opportunities and can contribute to meeting the region's needs, emphasizing cooperative ventures with public agencies whenever feasible.



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